

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **August 21, 2006**

Members Present-

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator/Vice-Chairperson, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Dave Davis-Attorney, Barry Ginn-Barrineau Ginn & Associates, Incorporated, Mike Springstead-Springstead Engineering, Brad Cornelius-Planning Manager, and Karen Parker-Secretary.

The meeting convened at 2:00 p.m.

Mr. Springstead joined the Committee as County Engineer for the Villages projects.

Approval of Minutes-

Mr. Cornelius made a motion to approve the minutes from August 14, 2006. Mrs. Keenum seconded the motion and the motion carried.

NEW BUSINESS:

TV – McDonald's @ Buffalo Ridge – Major Development – Preliminary & Engineering Review

Ramon Santos, McDonald's Corporation, and Justin Polk, C. P. H. Engineers, Inc., were present and requested preliminary and engineering approval to construct a 3,478 square foot McDonald's restaurant. Mrs. Webb's comments consisted of remove or correct the parcel identification number on the cover sheet and Sheet C-4, list the owner and contact information on the cover sheet, have the survey signed and sealed, correct curve C2 on the boundary survey, provide a joint access agreement, provide a loading and unloading zone, list the monument sign's height, and indicate whether or not the monument sign along C-466 is the only proposed sign for McDonald's. Mr. Cornelius' comment was regarding the traffic study for McDonald's. The traffic study does not include trips generated for a fast food restaurant which may limit the future retail development. Mrs. Keenum's comment was regarding her concerns about traffic from this development that extends to US 301. Mrs. Howard, Mr. Lukert, and Mr. Davis had no comments. Engineering comments consisted of provide a joint access agreement with the adjacent property owner, clarify the 229.78' dimension on Sheet C-4, indicate the material proposed for traffic separation between the double drive thru, indicate the traffic pattern proposed for the entrance/exit for the adjacent parcel, add a stop sign at the drive thru exit, indicate whether the 25' driveway on the side of the building will be 2-way, and provide a copy of all regulatory agency permits. Mrs. Webb stated Fire Services had no comments and no comments were provided by Public Works.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Cornelius seconded the motion and the motion carried.

VOS – Buttonwood Postal Park & NRC – Major Development – Preliminary & Engineering Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requested preliminary and engineering approval to construct a postal park and neighborhood recreation center. Mrs. Webb's comments consisted of add the Point of Commencement to the boundary sketch on the cover sheet, change the calls on the western property boundary on the site plan to reflect the call as stated in the legal description, correct site data note #7, correct site data note #13, show the actual sign setback dimensions, indicate whether the bocce ball courts will be covered due to the possible encroachment into the setbacks, and indicate if the court area square footage includes the future courts. Mr. Lukert's comment was regarding sign setbacks. Mr. Lukert stated field personnel are sometimes unclear of where to begin measuring the setback. Mrs. Rogers and Mr. Lukert agreed the actual setback calculations should be placed on the site plan for the sign. Mr. Cornelius, Mrs. Keenum, Mrs. Howard, Mr. Davis, and Mr. Springstead had no comments.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Cornelius seconded the motion and the motion carried.

VOS – Unit 162 – Major Development – Preliminary Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requested preliminary approval to develop a 74-lot subdivision. Mrs. Webb inquired as to why Graves Place and Larkwood Court are named roads, but the other two circular roads weren't named. Mr. Germana stated the naming of the roads involved the location and length of the circular roadway. Mr. Cornelius, Mrs. Keenum, Mrs. Howard, Mr. Lukert, Mr. Davis, and Mr. Springstead had no comments.

Mr. Cornelius move to approve the preliminary plan. Mrs. Keenum seconded the motion and the motion carried.

Mr. Springstead excused himself from the meeting.

Mr. Ginn joined the Committee as County Engineer for the non-Villages projects.

Florida Crushed Stone – Major Development – Engineering Review

Benny Collins-Florida Crushed Stone Plant Manager, Mark Stephens-Colinas Group, and Jon Keopke-Florida Crushed Stone Environmental Manager, were present and requested engineering approval to construct a visual berm and hydraulic barrier ditch associated with the previously approved extension of the existing Center Hill mine. Mr. Ginn stated he had received the revised plans showing the profile for CR 48 illustrating where the proposed culverts will be placed to convey roadway runoff through the visual berm. The plans indicated the inverts for each proposed culvert as well as the CR 48 centerline elevation. Mr. Ginn stated that flooding should not be an issue on CR 48. Mr. Ginn also stated he will sign the two (2) additional engineering plans submitted just prior to the meeting and forward the plans to the Planning and Development Department.

Mr. Cornelius moved to approve the engineering plan. Mrs. Webb seconded the motion and the motion carried.

The next meeting is scheduled for August 28, 2006.

Mr. Cornelius moved to adjourn. Mrs. Webb seconded the motion and the motion carried.

Meeting adjourned at 2:25 p.m.